

FEE \$ 10.00
 TCP \$ 566.61
 SIF \$ 292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 79176

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

Account # 2011-61340 - 42799-30 - F16400

BLDG ADDRESS 858 LANAI DR G.S. SQ. FT. OF PROPOSED BLDGS/ADDITION 2460
 TAX SCHEDULE NO. 270126133003 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Summer Hill TOTAL SQ. FT. OF EXISTING & PROPOSED N/A
 FILING 2 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER Robert Dorsey USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS 2852 1/2 Belford Ave #4 DESCRIPTION OF WORK & INTENDED USE single family residence
 (1) TELEPHONE 245-1949 TYPE OF HOME PROPOSED:
 (2) APPLICANT Dorsey Builders LLC Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS P.O. Box 40483 G.S.C. 8504 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-245-1949 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 16 TRAFFIC 13 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

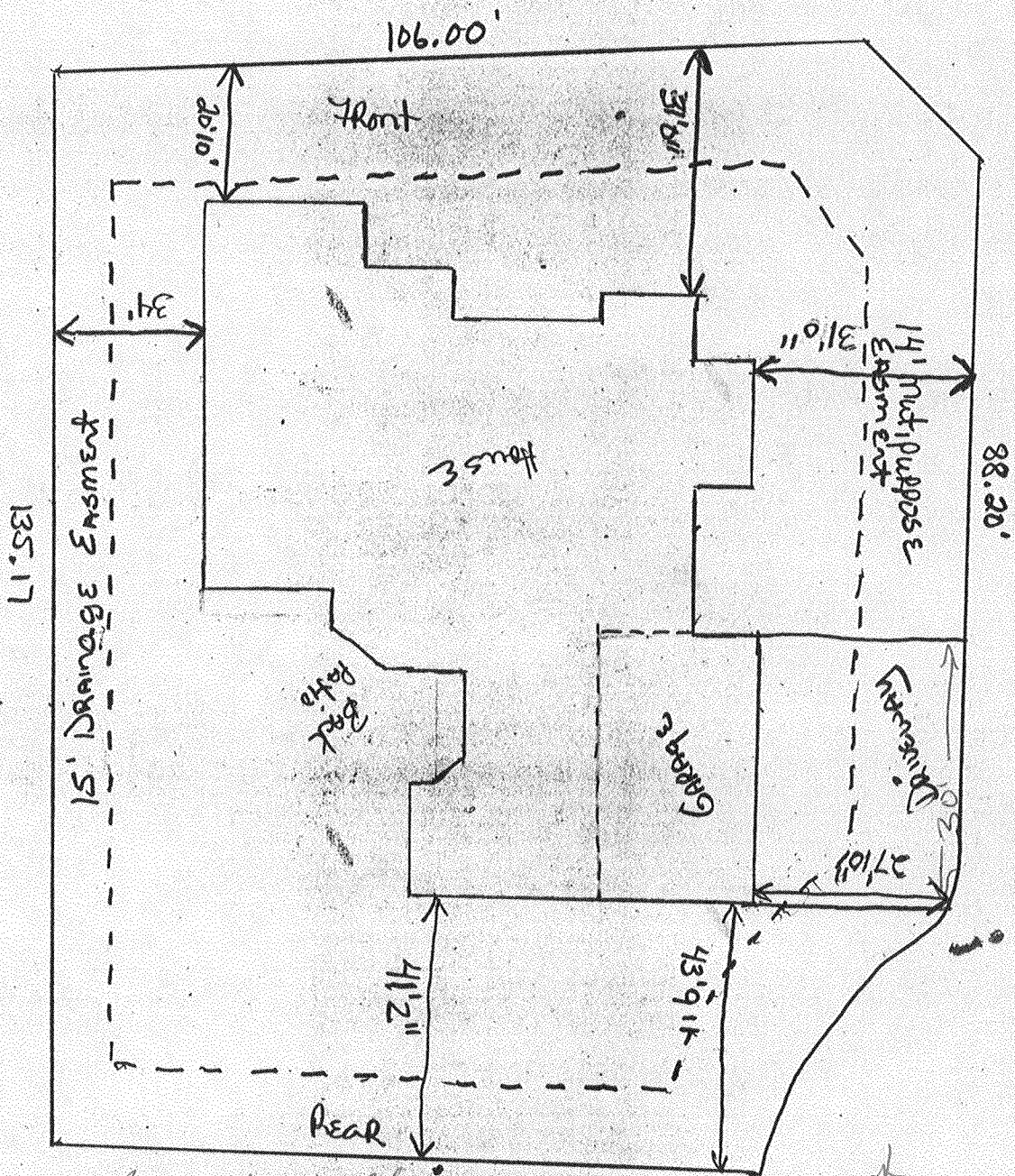
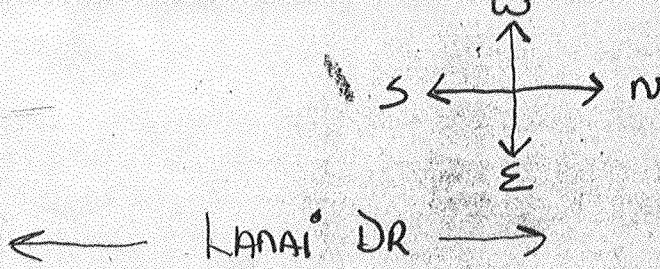
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Robert Dorsey Date 3-21-07
 Department Approval Misha Madson Date 3/22/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13844</u>
Utility Accounting	<u>CM Marshall</u>	Date	<u>3/26/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

858 Lanai DR
 Block 2 Lot 3 Filing #2
 Summerhill Subdivision



Haven Hill Ct.

ACCEPTED *Misha Aragon* 3/19/01
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVE OR APD
 3/23/01

Side Setback 10ft